



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER 
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV 

MEETING DATE: APRIL 2, 2014

SUBJECT: S13-14: BUNGALOWS AT COOLEY STATION, REQUEST TO APPROVE A PRELIMINARY PLAT AND OPEN SPACE PLAN FOR THE BUNGALOWS AT COOLEY STATION BY WOODSIDE HOMES, FOR 191 HOME LOTS (LOTS 1-191) ON APPROXIMATELY 24 ACRES OF REAL PROPERTY LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF WADE DRIVE AND VEST AVENUE IN THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

The proposed preliminary plat for a residential development meets the Development Plan for the Cooley Station PAD and implements the unique vision for the Gateway Character Area.

RECOMMENDED MOTION

Approval of the Preliminary Plat for S13-14: Bungalows at Cooley Station, approximately 24 acres of residential development consisting of 191 single family lots, generally located south and east of

the southeast corner of Wade Drive and Vest Avenue zoned Single Family-Detached (SF-D) with a Planned Area Development (PAD) overlay.

APPLICANTS/OWNER

Applicant

Name EPS Group Inc.
Josh Hannon
Address 2245 S. Vineyard, Suite 101
Mesa, AZ 85210
Phone 480-503-2258
Email: josh.hannon@epsgroupinc.com

Owner

Name Recker Williams 80-FCT LLC/ETAL
Jeff Cooley
Address 17407 E. Ray Road
Phone 480-988-3110
Email jeff@coolestation.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
December 19, 2006	Town Council adopted Annexation No. A05-03, Ordinance No. 1878.
March 6, 2007	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres that constitute the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD).
June 24, 2008	The Town Council adopted Ordinance No. 2179 in rezoning case Z07-117 and approved an amendment to an approximately 300 acre site in the Cooley Station PAD for the Residential, General Office and Shopping Center parcels to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street sections and key street exhibits.
August 5, 2008	The Town Council approved Ordinance No. 2195 in case Z07-99, which rezoned approximately 198 acres from Maricopa County to Single Family Detached (SF-D) and 41 acres of Public Facilities/Institutional (PF/I) creating the Cooley Station Residential-2 Planned Area Development.
October 7, 2010	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station Residential, General Office and Shopping Center PAD to add new exhibits and incorporate revised development standards for Parcel 11 (Heritage at Cooley Station).
January 17, 2013	Town Council approved Resolution No. 3148 for GP12-07 and, Ordinance No. 2413 for Z12-20 to rezone Parcel 16 of Cooley Station for a charter school (The Charter School Fund II).
May 2, 2013	The Town Council adopted Ordinance No. 2525 in rezoning case Z12-26 and rezoned approximately 35 acres for a single family detached and Multi-Family Medium (MF-M) development in the Cooley Station (Parcels 12 and 13) for Fincher Fields residential development.

February 13, 2014	The Town Council adopted Ordinance No. 2473 in rezoning case Z13-32 and rezoned approximately 5.9 acres from Single Family-Detached to Multi Family/Low for the Cooley Station Meeting House.
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Overview

The approximately 24 acre parcel surrounds the land recently rezoned for the Meeting House in Cooley Station (Z13-32) at the southeast corner of Wade Drive and Vest Avenue. The residential development known as the Bungalows at Cooley Station will be built on Parcel 1B of the Cooley Station and will create 191 home lots of various sizes for a diverse housing product. Because the development is greater than 20 acres, the open space plan will be reviewed by the Design Review Board at their regular meeting of April 10, 2014.

Pre-Plat Summary

The preliminary plat proposed for the Bungalows at Cooley Station implements the Development Plan proposed by the latest entitlement process, which revised two of the exhibits of the Cooley Station Planned Area Development (PAD): the Development Plan illustration and the Street Sections for Cooley Station Residential where a street alley detail for Parcel 1B was added to the required street standards.

<i>Standards</i>	<i>LDC SF-D</i>	<i>Cooley Station Ordinance No. 2473</i>
Minimum Lot Size	3,000 sq. ft.	1,900 sq. ft.
Front setback	10'	8'
Rear yard setback	10'	10' (to the center of alley)
Lot Coverage		
One story	60%	65%
Two/Three-story	50%	55%

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
On site:	Residential > 8 – 4 DU/Acre	Single Family-Detached (SF-D)	Cooley Station Parcel 1B
North:	Residential > 5 – 8 DU/Acre	Single Family-Detached (SF-D)	Cooley Station Parcel 15
South:	Residential > 14-25 DU/Acre	Multi Family/Medium (MF/M)	Cooley Station Parcel 3
East:	Residential > 14-25 DU/Acre	Multi Family/Medium (MF/M)	Cooley Station Parcel 3
West	Residential > 3.5-5 DU/Acre	Multi Family/Medium (MF/M)	Lyon's Gate Parcel 11

Project Data Table

	Bungalows at Cooley Station – Parcel 1B
Gross Site Area	Approximately 24 acres
Existing Land Uses:	Residential > 5-8 DU/Acre
Existing Zoning:	Single Family Detached (SF-D) with a PAD overlay zoning district
Proposed Number of Lots Typical Lot Dimensions:	191 single family detached lots
50 lots	40' x 88'
21 lots	40' x 72'
59 lots	35' x 88'
43	35' x 72'
18	55' x 62'
Lot Size Range	2,520 to 3,520 sq. ft.
Proposed Common Open Space	1.3 acres or approximately 25% of net area

Open Space Plan

The project is approximately 24 acres and will be reviewed by the Design Review Board at the April 10, 2014 meeting. The approval of the preliminary plat is subject to the approval of the open space by the Design Review Board. The second submittal is undergoing review at this time and as part of the required documentation, the applicant submitted a detailed Open Space plan addressing the technical information required during the first review.

The palette of trees is very ornamental by proposing Chitalpa tree, Chinese Pistache and Purple Leaf Plum. The greenery and shade benefits are achieved by proposing Evergreen Elms, Live Oak and Fan Tex Ash trees. A variety of colorful accent shrubs (9 different species) complement the tree palette. Final review of the Open Space document will be completed prior to the Design Review Board meeting in April.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town. No comments were received.

SCHOOL DISTRICT INPUT

The District had no comments.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file (S13-14).

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-14 Bungalows at Cooley Station, Parcel 1B Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the Gateway Character Area of the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S13-14**, Bungalows at Cooley Station Parcel 1B, approximately 24 acres consisting of 191 single family lots, located south and east of the southeast corner of Warner and Recker Roads zoned Single Family-Detached (SF-D) with a PAD overlay, subject to the following conditions:

1. The Final Plat for Bungalows at Cooley Station Parcel 1B shall be in substantial conformance with Attachments 2 and 3, Preliminary Plat and Illustrative Landscape Plan approved by the Planning Commission at the April 2, 2014 public hearing.
2. The Preliminary Plat approval is subject to the approval of the Landscape Design Package by the Design Review Board.

Respectfully submitted,



Maria S. Cadavid AICP, CSBA
Senior Planner

Attachments:

1. Notice of Public Hearing Map
2. Preliminary Plat for Bungalows at Cooley Station Parcel 1B (4 pp.)
3. Illustrative Landscape plan

Notice of Public Hearing

S13-14

Attachment 1: Notice of Public Hearing Map
April 2, 2014

PLANNING COMMISSION DATE:

Wednesday, April 2, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

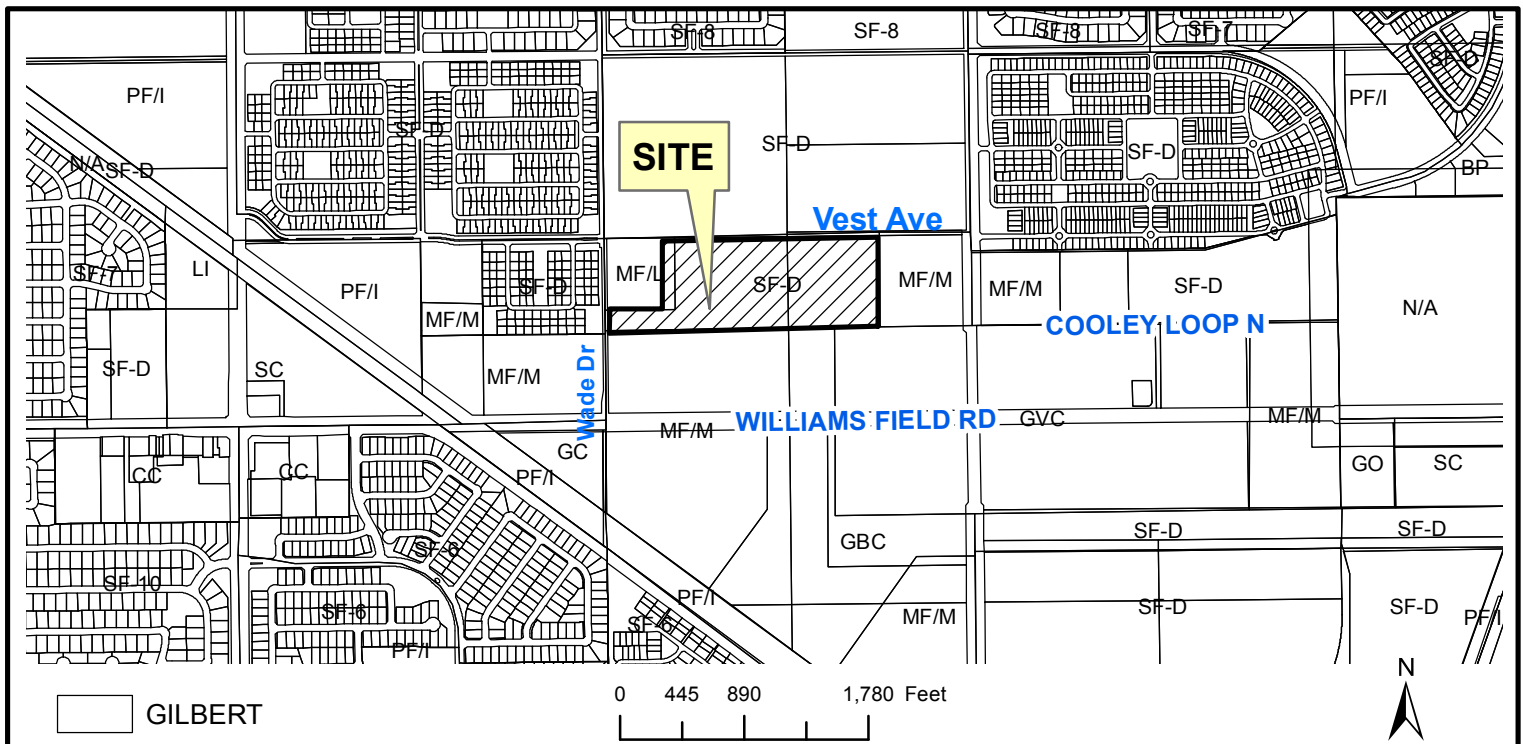
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

S13-14: Request to approve a Preliminary Plat and Open Space Plan for the Bungalows at Cooley Station by Woodside Homes, for 191 home lots (Lots 1-191) on approximately 24 acres of real property located south and east of the southeast corner of Wade Drive and Vest Avenue in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

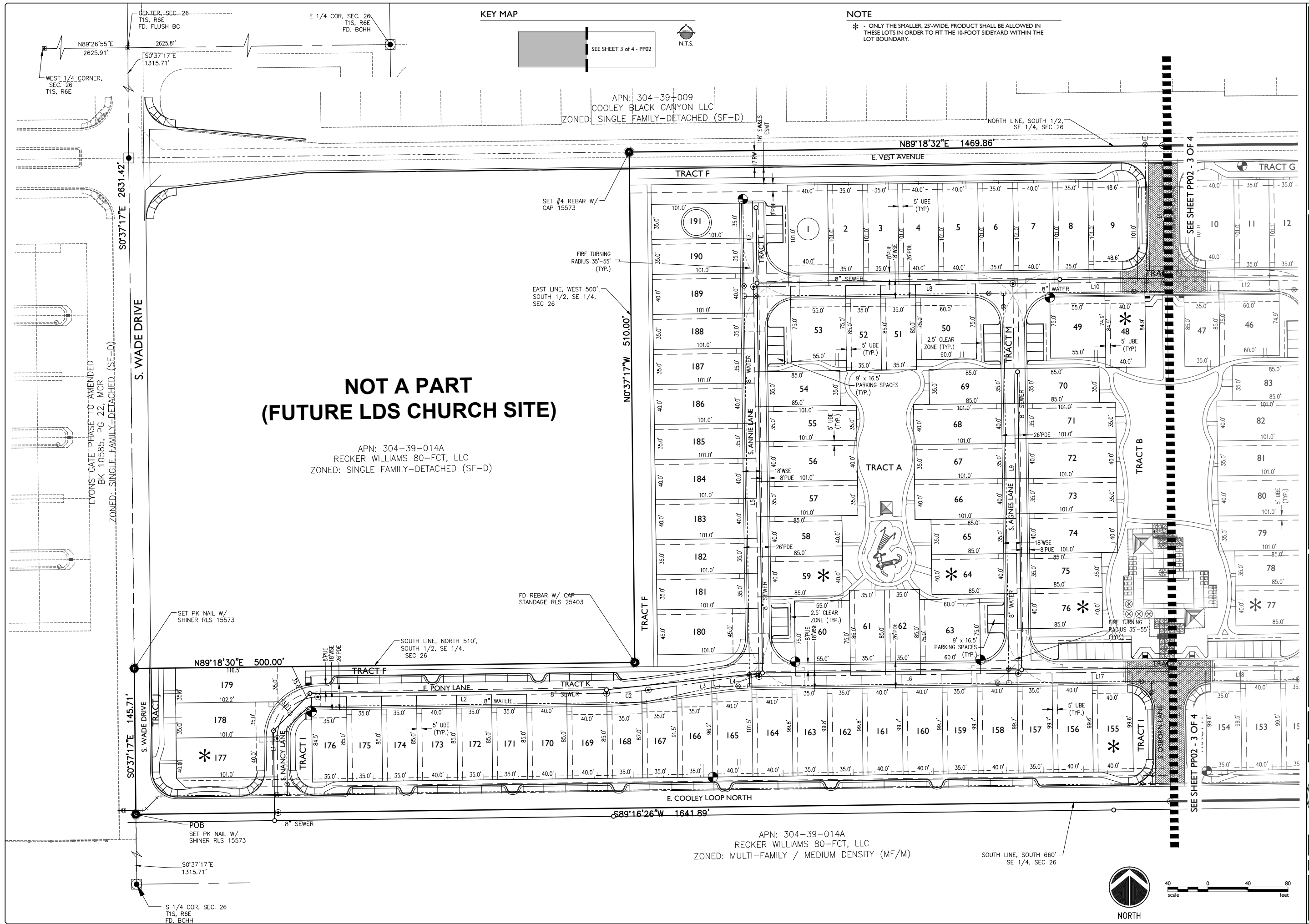
SITE LOCATION:

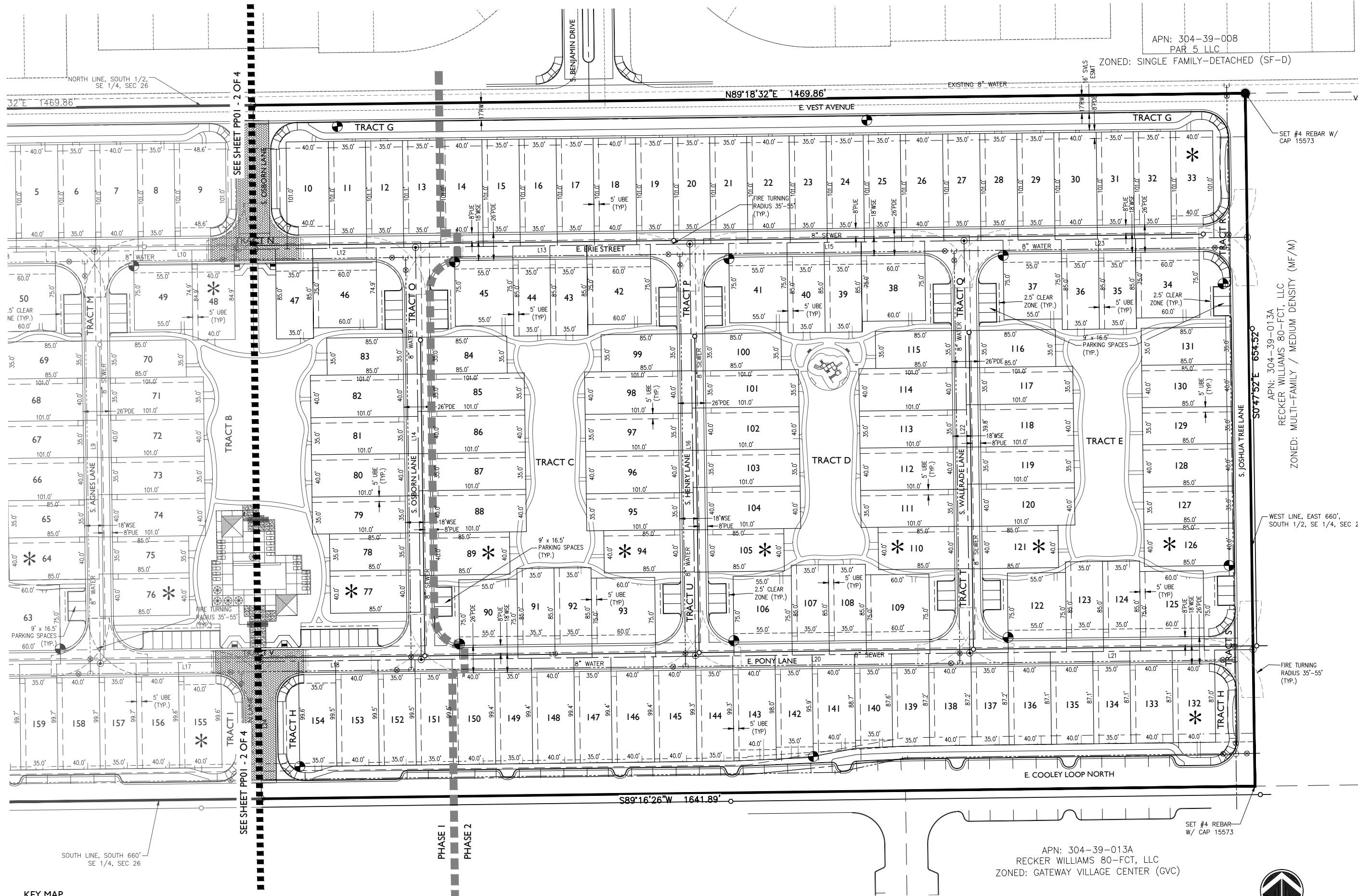


APPLICANT: EPS Group Inc.
CONTACT: Josh Hannon
ADDRESS: 2045 South Vineyard, Suite 101
Mesa, AZ 85210

TELEPHONE: 480-503-2250
E-MAIL: josh.hannon@epsgroupinc.com

13-219





APN: 304-39-008
PAR 5 LLC
ZONED: SINGLE FAMILY-DETACHED (SF-D)

APN: 304-39-013A
RECKER WILLIAMS 80-FCT, LLC
ZONED: MULTI-FAMILY / MEDIUM DENSITY (MF/M)

WEST LINE, EAST 660',
SOUTH 1/2, SE 1/4, SEC 26

SET #4 REBAR
W/ CAP 15573

APN: 304-39-013A
RECKER WILLIAMS 80-FCT, LLC
ZONED: GATEWAY VILLAGE CENTER (GVC)

NOTE

* - ONLY THE SMALLER, 25'-WIDE, PRODUCT SHALL BE ALLOWED IN THESE LOTS IN ORDER TO FIT THE 10-FOOT SIDYARD WITHIN THE LOT BOUNDARY.

TRACT USE TABLE		
TRACT	USE	ACRES
A	LANDSCAPE, OPEN SPACE, AMENITY	0.54
B	LANDSCAPE, OPEN SPACE, AMENITY	1.04
C	LANDSCAPE, OPEN SPACE	0.52
D	LANDSCAPE, OPEN SPACE, AMENITY	0.52
E	LANDSCAPE, OPEN SPACE	0.55
F	LANDSCAPE, OPEN SPACE, PARKING	0.73
G	LANDSCAPE, OPEN SPACE	0.42
H	LANDSCAPE, OPEN SPACE, PARKING	0.33
I	LANDSCAPE, OPEN SPACE, PARKING	0.32
J	LANDSCAPE, OPEN SPACE	0.10
TOTAL OPEN SPACE AREA		5.07
K	PRIVATE STREET	0.22
L	PRIVATE STREET	0.07
M	PRIVATE STREET	0.07
N	PRIVATE STREET	0.03
O	PRIVATE STREET	0.07
P	PRIVATE STREET	0.07
Q	PRIVATE STREET	0.07
R	PRIVATE STREET	0.02
S	PRIVATE STREET	0.02
T	PRIVATE STREET	0.07
U	PRIVATE STREET	0.07
V	PRIVATE STREET	0.21
TOTAL TRACT AREA		6.06

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	64.38'	41.00'	89°57'55"	40.98'	57.97'	S44°17'29"W
C2	53.25'	400.00'	7°37'38"	26.66'	53.21'	N85°27'37"E

Lot Table	
Lot #	Area
1	4040.00
2	3535.00
3	3535.00
4	4040.00
5	4040.00
6	3535.00
7	4040.52
8	3536.25
9	4910.79
10	4041.24
11	3536.88
12	3537.62
13	3535.98
14	4040.00
15	3535.00
16	3535.00
17	3535.00
18	4040.00
19	3535.00
20	3535.00

Lot Table	
Lot #	Area
21	3535.00
22	4040.00
23	3535.00
24	3535.00
25	3535.00
26	4040.00
27	3535.00
28	3535.00
29	3535.00
30	4040.00
31	3535.00
32	3535.00
33	4040.00
34	4500.00
35	2975.00
36	2975.00
37	4125.00
38	4500.00
39	2975.00
40	2975.00

Lot Table	
Lot #	Area
41	4125.00
42	4500.00
43	2975.00
44	2975.00
45	4125.00
46	4496.91
47	2974.21
48	3397.28
49	4122.85
50	4500.00
51	2975.00
52	2975.00
53	4125.00
54	2975.00
55	3535.00
56	4040.00
57	3535.00
58	3400.00
59	3400.00
60	4125.00

Lot Table	
Lot #	Area
61	2975.00
62	2975.00
63	4500.00
64	3400.00
65	2979.65
66	4039.77
67	3535.01
68	4040.01
69	2975.01
70	2975.00
71	3535.00
72	4040.00
73	3535.00
74	4040.00
75	2975.00
76	3400.00
77	3400.01
78	2975.01
79	3535.01
80	4040.01

Lot Table	
Lot #	Area
81	3535.01
82	4040.01
83	2975.01
84	2975.00
85	3535.00
86	4040.00
87	3535.00
88	4040.00
89	3400.00
90	4125.00
91	2975.00
92	2975.00
93	4500.00
94	3400.01
95	3535.01
96	4040.01
97	3535.01
98	4040.01
99	2975.01
100	2975.00

Lot Table	
Lot #	Area
101	3535.00
102	4040.00
103	3535.00
104	4040.00
105	3400.00
106	4125.00
107	2975.00
108	2975.00
109	4500.00
110	3400.01
111	3535.01
112	4040.01
113	3535.01
114	4040.01
115	2975.01
116	2975.00
117	3535.00
118	4040.00
119	3535.00
120	4040.00

Lot Table	
Lot #	Area
121	3400.00
122	4125.00
123	2975.00
124	2975.00
125	4500.00
126	3400.00
127	2975.00
128	3400.00
129	2975.00
130	3400.00
131	2975.00
132	3482.04
133	3482.99
134	3048.39
135	3484.77
136	3485.72
137	3050.78
138	3487.49
139	3058.49
140	3084.72

Lot Table	
Lot #	Area
141	3692.08
142	3393.49
143	3946.38
144	3476.27
145	3973.79
146	3974.77
147	3478.72
148	3976.59
149	3480.32
150	3978.42
151	3481.91
152	3482.66
153	3981.09
154	3484.26
155	3984.71
156	3985.68
157	3488.27
158	3987.50
159	3489.86
160	3989.33

Lot Table	
Lot #	Area
161	3990.30
162	3492.31
163	3493.06
164	4009.02
165	3954.61
166	3284.51
167	3121.37
168	3002.04
169	3401.17
170	3400.99
171	2975.72
172	2975.58
173	3400.50
174	2975.29
175	2975.15
176	2974.05
177	4039.10
178	3680.64
179	4492.77
180	4545.00

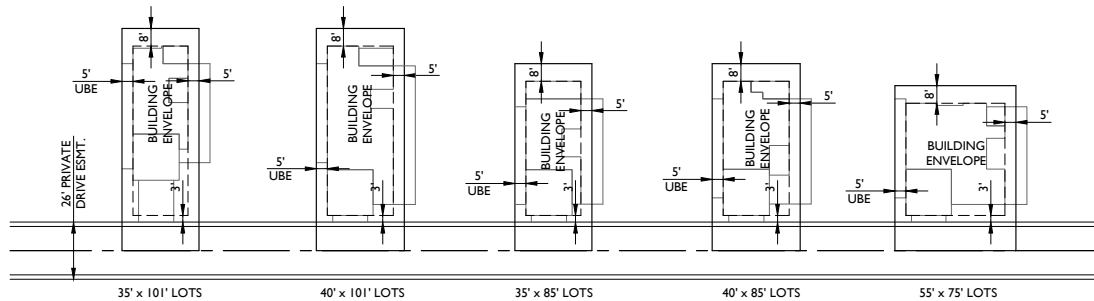
Lot Table	
Lot #	Area
181	3535.00
182	3535.00
183	4040.00
184	4040.00
185	3535.00
186	4040.00
187	3535.00
188	3535.00
189	4040.00
190	3535.00
191	3535.00
TOTAL AREA	
688,265.20 SQ. FT.	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°41'29"W	57.02'
L2	N89°16'03"E	280.02'
L3	S81°38'49"W	105.34'
L4	S00°47'52"E	2.69'
L5	S00°47'52"E	472.42'
L6	N89°18'32"E	259.00'
L7	S00°47'52"E	472.42'
L8	N89°18'32"E	259.00'
L9	S00°47'52"E	389.50'
L10	N89°20'37"E	151.16'
L11	N00°39'23"W	136.00'
L12	N89°20'37"E	151.84'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N89°18'32"E	259.00'
L14	S00°47'52"E	389.50'
L15	N89°18'32"E	259.00'
L16	S00°47'52"E	389.50'
L17	N89°18'32"E	150.44'
L18	N89°18'32"E	152.56'
L19	N89°18'32"E	259.00'
L20	N89°18'32"E	259.00'
L21	N89°18'32"E	267.50'
L22	S00°47'52"E	389.50'
L23	N89°18'32"E	267.50'
L24	S00°43'34"E	129.58'

LOT DIAGRAMS

N.T.S.



NOTE: THE HOMEOWNERS ASSOCIATION TO MAINTAIN ALL THE LANDSCAPE OUTSIDE OF THE INDIVIDUAL LOT PRIVATE YARDS.

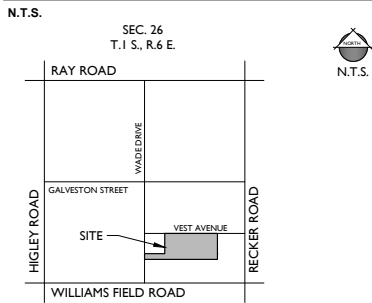
Revisions:	
OCTOBER 2013 - PRELIMINARY PLAT PREAPPLICATION SUBMITTAL	
NOVEMBER 2013 - 1ST PRELIMINARY PLAT SUBMITTAL	
MARCH 2014 - 2ND PRELIMINARY PLAT SUBMITTAL	



Designer: JH
Drawn by: DCH



VICINITY MAP



PROJECT DATA

ASSESSOR PARCEL NO.: 304-39-014A; 014A (PORTIONS THEREOF)

ZONING: SF-D PAD
LOTS: 191
GROSS AREA: +/- 23.78 ACRES
NET AREA: +/- 20.53 ACRES
OPEN SPACE: +/- 5.05 ACRES (21.2%)

TURF AREA: +/- 1.34 ACRES / 58,500 SQ FT (30%)











NOTE

* ONLY FLOOR PLANS 1 AND 2 SHALL BE ALLOWED ON THESE LOTS IN ORDER TO FIT THE 10-FOOT SIDEYARD WITHIN THE LOT BOUNDARY.

KEYNOTES

- 1 PRIMARY ENTRY MONUMENTATION SIGNAGE
- 2 SECONDARY ENTRY MONUMENTATION
- 3 THEMATIC STREET TREE
- 4 DECORATIVE PAVING
- 5 POOL AMENITY WITH RAMADA
- 6 TOT LOT (2-5 YEAR OLDS)
- 7 TOT LOT (5-12 YEAR OLDS)
- 8 DECORATIVE VEHICULAR PAVERS
- 9 RAMADA
- 10 RESTROOM AND POOL EQUIPMENT
- 11 IRRIGATION PUMP HOUSE LOCATION
- 12 MAILBOX

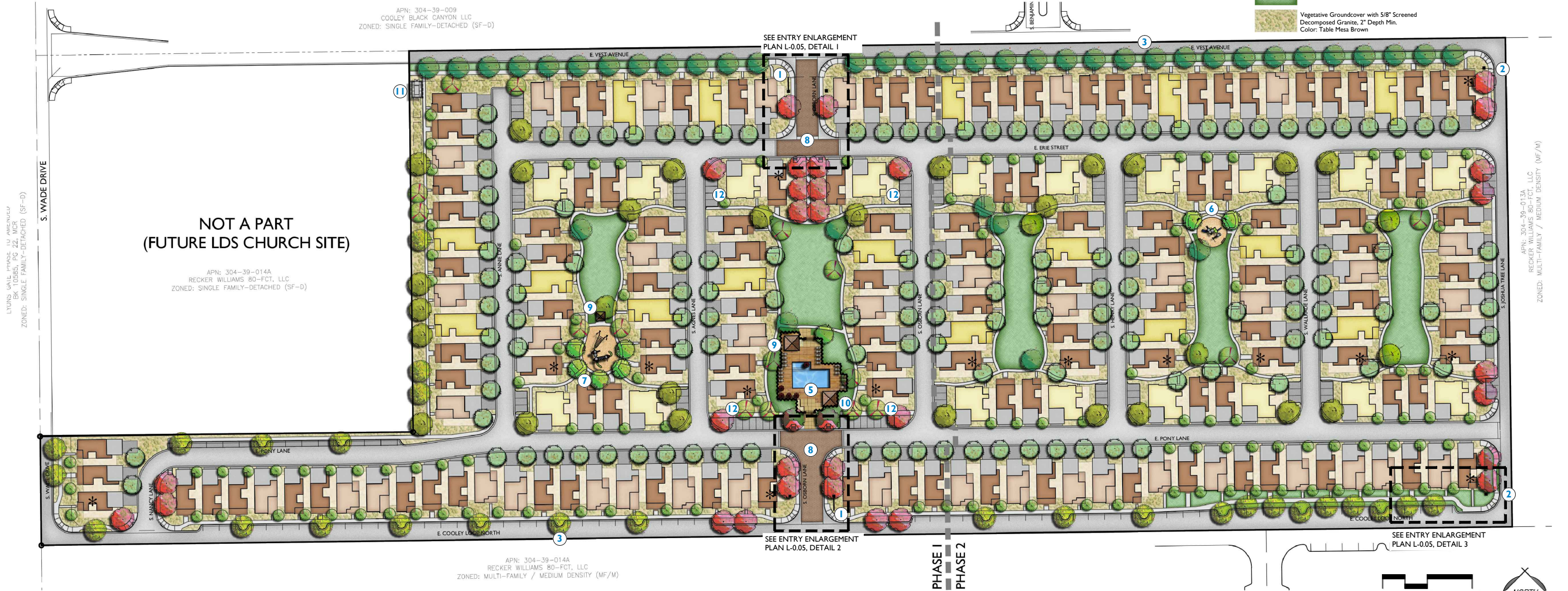
PLANT LEGEND

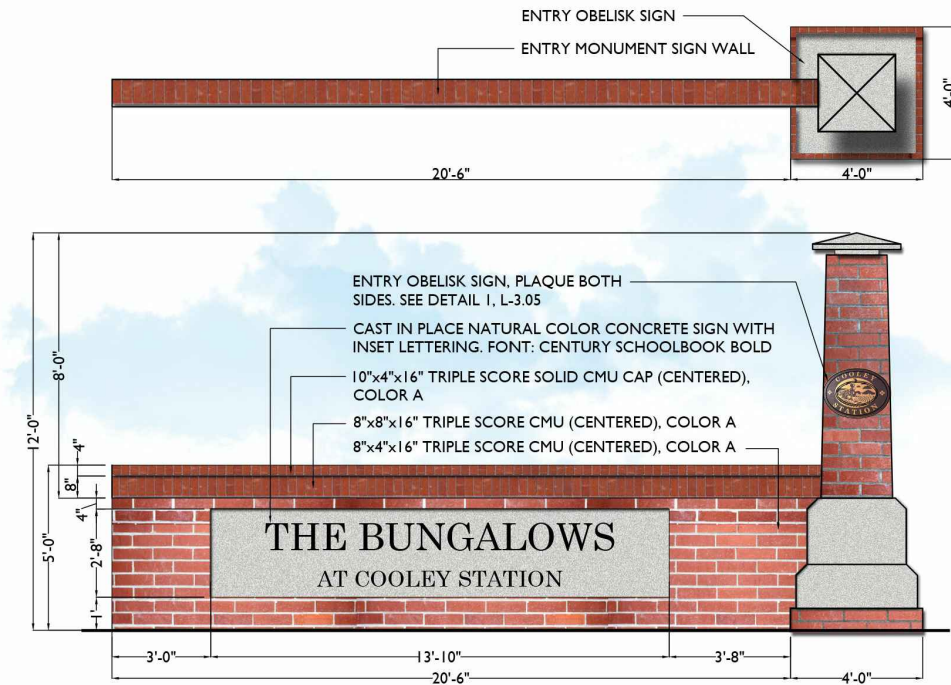
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Pistacia chinensis	Chinese Pistache	36" Box
	Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	24" Box
	Pyrus calleryana 'Bradford'	Bradford Pear	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
	Tree installed at the time of home construction		15 Gal
	Tree installed at the time of home construction		24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	5 Gal
	Muhlenbergia linheimeri 'Autumn Glow'	Autumn Glow Muhly	5 Gal
	Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 Gal
	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	5 Gal
	Punica granatum	Dwarf Pomegranate	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

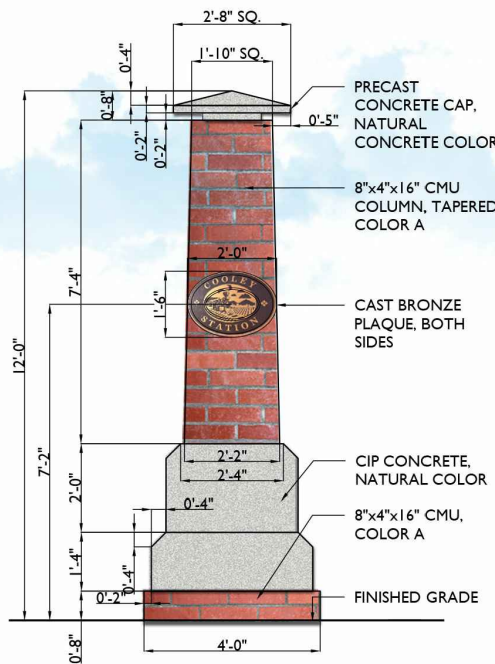
GROUNDCOVERS		COMMON NAME	SIZE
	Baccharis hybrid 'Starn'	Thompson Baccharis	1 Gal
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Myoporum parvifolium 'Dwarf'	Dwarf Myoporum	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	1 Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
	Wedelia trilobata	Yellow Dot	1 Gal

TURF		COMMON NAME	SIZE
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Vegetative Groundcover with 5/8" Screened Decomposed Granite, 2" Depth Min. Color: Table Mesa Brown		





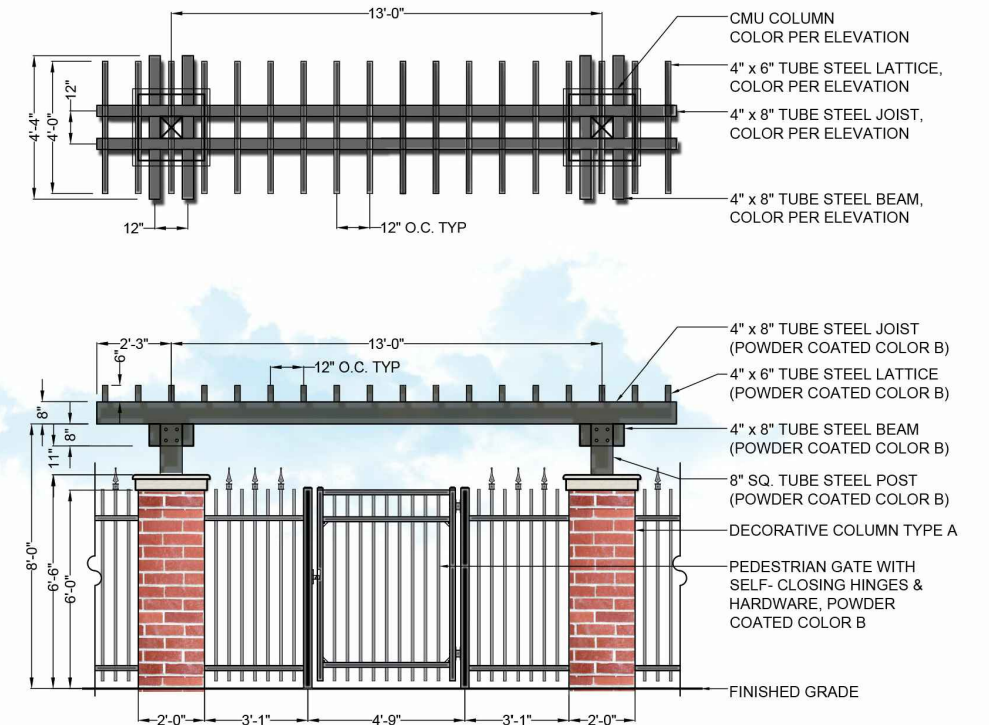
1 PRIMARY ENTRY MONUMENT
3/8" = 1'-0"



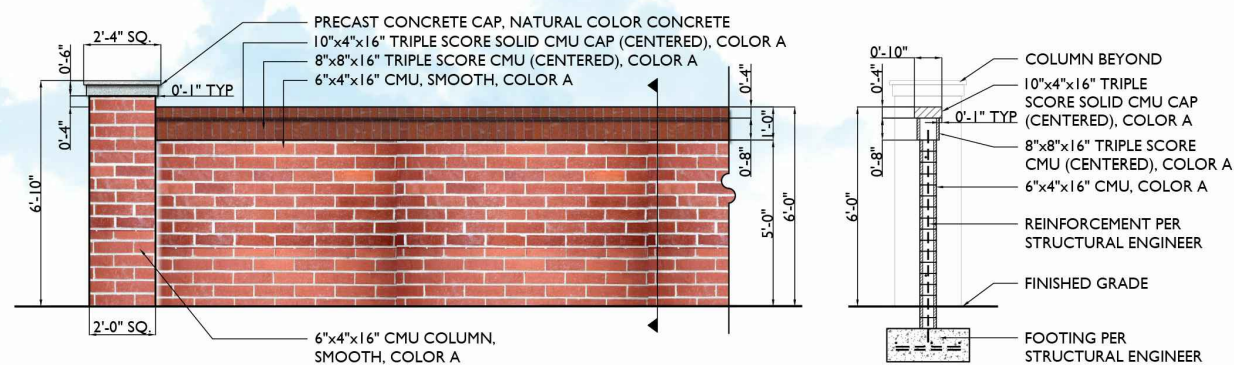
2 SECONDARY ENTRY MONUMENT
3/8" = 1'-0"

GENERAL NOTES:

1. PEDESTRIAN GATES SHALL COMPLY WITH CURRENT CITY OF GILBERT FIRE CODE STANDARDS.
2. SEE MANUFACTURER'S RECOMMENDATIONS FOR GATE INSTALLATION.
3. VERIFY GATE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
4. GATES TO BE SELF-CLOSING AND SELF-LATCHING PER CITY AND FIRE CODE REQUIREMENTS.



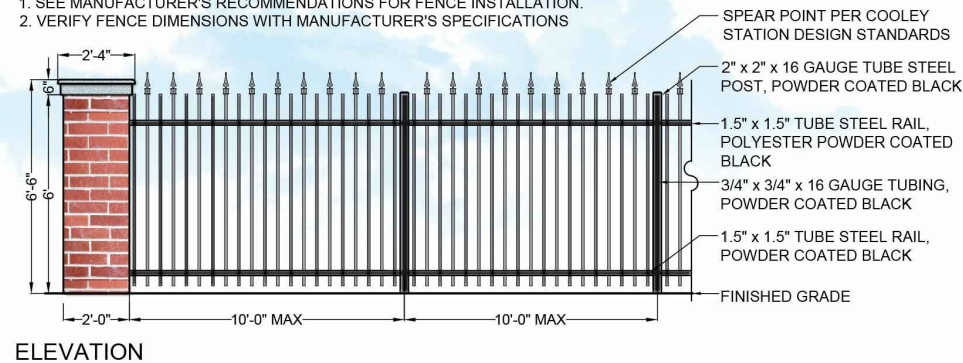
3 POOL ENTRY GATE WITH PERGOLA
3/8" = 1'-0"



4 PERIMETER THEME WALL
3/8" = 1'-0"

GENERAL NOTES:

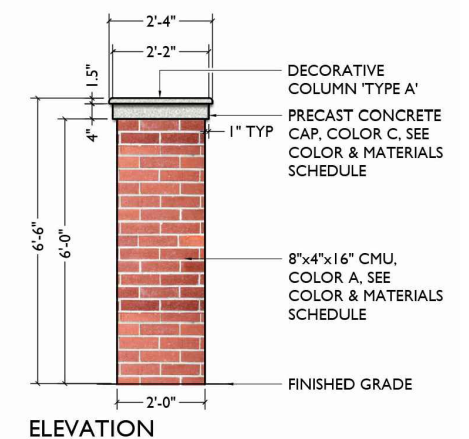
1. SEE MANUFACTURER'S RECOMMENDATIONS FOR FENCE INSTALLATION.
2. VERIFY FENCE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS



5 VIEW FENCE AT POOL
3/8" = 1'-0"

COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	STANDARD CMU BLOCK WITH BLACK MORTAR COLOR: FUEGO RED BY SUPERLITE BLOCK
COLOR B (STEEL)	FLAT BLACK
COLOR C (CONCRETE)	NATURAL GRAY CONCRETE
RAMADA ROOF	S-TILE PALERMO BLEND BY US TILE
MORTAR AND GROUT	3/8" x 3/8" RAKED FINISH COLOR: BLACK



5 COLUMN TYPE A
1/2" = 1'-0"